



Return To:
 RICHARD MARTINEZ
 7590 DEHLINGER LANE
 KLAMATH FALLS, OREGON 97601

STATE OF OREGON, COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 9th day of October, A.D., 1978 at 8:54 o'clock A.M., and duly recorded in Vol. M78 of Deeds on Page 22393.

FEE \$3.00

WM. D. MILNE, County Clerk
 By: Barbara Deloch Deputy

56301

WARRANTY DEED

Vol. ^M78 Page 22393

DAVID E. ROOF and SHARON D. ROOF, husband and wife, hereinafter called grantors, convey to RICHARD MARTINEZ and CONNIE MARTINEZ, husband and wife, all that real property situated in Klamath County, State of Oregon, described as:

Beginning at the Northwest corner of Section 7, Township 40 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, thence South 89°54'30" East, 577.29 feet; thence South 0°26'30" West, 30.00 feet to the true point of beginning; thence South 0°26'30" West, 624.87, feet; thence South 89°58'56" East 447.35 feet; thence North 17°08'30" West, 653.65 feet to the South boundary of Dehlinger Lane; thence along said boundary, North 89°54'30" West, 249.88 Feet to the true point of beginning.

EXCEPTING therefrom the following described property: Commencing at the Northwest corner of Section 7, Township 40 South, Range 10 East, Willamette Meridian, Klamath County, Oregon; thence South 89°54'30" East, 817.68 feet; thence South 17°08'30" East, 3141 feet to the true point of beginning; thence South 17°08'30" East, 209.40 feet; thence North 89°54'30" West 131.02 feet; thence North 0°05'30" East, 200.00 feet to the South boundary of Dehlinger Lane; Thence along said boundary, South 89°54'30" East, 68.98 feet to the true point of beginning, containing 0.46 acres, more or less.

and covenant that grantor is the owner of the above described property free of all encumbrances except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water user and sanitation districts; 1970-71 taxes are not a lien but not yet payable, and will warrant and defend the same against all persons who may lawfully claim the same except as shown above.

The true and actual consideration for this transfer is Seven Thousand Five Hundred and No/100ths (\$7,500.00) DOLLARS.

The foregoing recital of consideration is true as I verily believe.

Dated this 6 day of November, 1970.

David E. Roof
Sharon D. Roof

STATE OF OREGON)
 County of Lane) ss.

November 6, 1970

Personally appeared the above named DAVID E. ROOF and SHARON D. ROOF, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Helen H. Haynie
 Notary Public for Oregon
 My Commission expires: 9-11-71



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